



266 High Street
Aldershot, GU12 4LT

Ground floor retail unit

1,758 sq ft
(163.32 sq m)

- Separate storage building to rear
- Suitable for a variety of uses
- 2 parking spaces
- New lease terms
- WC/Kitchen facilities
- Carpeted throughout

Summary

Available Size	1,758 sq ft
Rent	£17,000 Per annum
Rateable Value	£10,750 This property should benefit from 100% rates relief. Further details can be provided from the Local Authority
EPC Rating	Upon Enquiry

Location

Aldershot is located in Hampshire approximately 32 miles to the south west of London, close to Guildford and Farnham.

The subject property is situated on the high street just 1 mile away from the Wellington shopping centre and 0.6 miles from the mainline railway station which is approximately a 55 minute journey to London Waterloo.

The property provides easy access to the A331 Blackwater Valley Relief Road serving both Junction 4 of the M3 motorway to the north and the A31 Hogs Back and in turn the M3 to the south.

Description

The property comprises a ground floor lockup shop with a WC and kitchenette, the property benefits from a wide shop frontage with large windows providing excellent natural light.

There is also a unit to the rear of the property which is suitable for storage.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Retail	704	65.40
Ground - Storage	552	51.28
1st - Storage	502	46.64
Total	1,758	163.32

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

The rent is exclusive of business rates, utilities, building insurance, service charge etc.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Matthew Munday
01252 710822
mmunday@curchodandco.com

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